

**CITY OF RICHFIELD, MINNESOTA**

**MONDAY, JUNE 15, 2015**

**RICHFIELD MUNICIPAL CENTER  
6700 PORTLAND AVENUE**

**SPECIAL CITY COUNCIL WORKSESSION**

**BARTHOLOMEW ROOM**

**7:30 P.M.**

**AGENDA**

Call to order

1. Discussion regarding a Comprehensive Plan change request – 66<sup>th</sup> Street and Stevens Avenue (Council Memo No. 52)

Adjournment

**Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.**

**CITY OF RICHFIELD, MINNESOTA**  
Office of City Manager

June 11, 2015

Council Memorandum No. 52

The Honorable Mayor  
and  
Members of the City Council

Subject: Comprehensive Plan Change Request - 66th Street and Stevens Avenue  
(Worksession Agenda Item No. 1)


Council Members:

The Central Baptist Theological Seminary of Minneapolis owns four properties along 66th Street between 1st and Stevens Avenues. The properties at 6601 and 6605 1st Avenue are occupied by the Church building and parking lot. Properties to the west, 6600 and 6608 Stevens Avenue, are occupied by single-family homes. The Theological Seminary is currently marketing the four properties for sale.

All four properties are zoned Single-Family Residential (R). Churches and other similar institutional uses are conditionally permitted within this District. The Comprehensive Plan guides the properties that have been used for the Church building for continued Quasi-Public use. The properties along Stevens Avenue are guided for continued Low Density Residential use.

Capital Real Estate representative Allison Kern, has approached the City with interest in a commercial retail development on these four sites. Amendments to both the Comprehensive Plan and Zoning Ordinance would be necessary. Staff does not support expanding commercial development into the residential neighborhood. Staff is most particularly concerned with changing the designation of the existing single-family properties on Stevens Avenue to allow commercial development. Ms. Kern will present her concept to the City Council at a work session on Monday, June 15, 2015 at 7:30 p.m.

Respectfully submitted,



Steven L. Devich  
City Manager

SLD:mp

Email: Department Directors  
Assistant City Manager  
City Planner  
Planning Commission